

114.0

0012

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

777,600 / 777,600

USE VALUE:

777,600 / 777,600

ASSESSED:

777,600 / 777,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
252		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARAY SANTIAGO
Owner 2:	SANTOLI ANDREA MARIA
Owner 3:	

Street 1: 252 WASHINGTON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARNES MICHAEL P--ETAL -

Owner 2: CARNES FRANCES R -

Street 1: 252 WASHINGTON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 2172 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5350		Sq. Ft.	Site		0	70.	1.09	5									406,351						406,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101	5350.000	371,200		406,400	777,600			73636
Total Card	0.123	371,200		406,400	777,600	Entered Lot Size		GIS Ref
Total Parcel	0.123	371,200		406,400	777,600	Total Land:		GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	358.01	/Parcel: 358.01	Land Unit Type:		Insp Date

USER DEFINED

Prior Id # 1: 73636

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT							Parcel ID	114.0-0012-0001.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	371,200	0	5,350.	406,400	777,600		Year end	12/23/2021
2021	101	FV	360,900	0	5,350.	406,400	767,300		Year End Roll	12/10/2020
2020	101	FV	360,900	0	5,350.	406,300	767,200		Year End Roll	12/18/2019
2019	101	FV	257,400	0	5,350.	412,200	669,600	669,600	Year End Roll	1/3/2019
2018	101	FV	257,400	0	5,350.	307,700	565,100	565,100	Year End Roll	12/20/2017
2017	101	FV	257,400	0	5,350.	278,600	536,000	536,000	Year End Roll	1/3/2017
2016	101	FV	257,400	0	5,350.	267,000	524,400	524,400	Year End	1/4/2016
2015	101	FV	243,000	0	5,350.	226,400	469,400	469,400	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
CARNES MICHAEL	41206-215		10/16/2003		409,000	No	No				
	15141-249		7/1/1983		75,000	No	No	Y			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/26/2014	141	Manual	31,000	C					10/26/2018	Info At Door	HS	Hanne S					
8/5/2009	656	Addition	35,698					ADD SUN ROOM & DEC	6/9/2014	External Ins	PC	PHIL C					
1/3/2008	5	Manual	6,000			G9	GR FY09	install lally colu	3/10/2014	Info Fm Prmt	EMK	Ellen K					
									12/5/2008	Meas/Inspect	163	PATRIOT					
									3/15/2004	MLS	HC	Helen Chinal					
									2/15/2000	Measured	263	PATRIOT					
									9/1/1993		RV						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	1T - 1 & 3/4 Sty	Full Bath: 2	Rating: Good																
(Liv) Units: 1	Total: 1	A Bath: 1	Rating: Average																
Foundation: 2 - Conc. Block		3/4 Bath:	Rating:																
Frame: 1 - Wood		A 3QBth:	Rating:																
Prime Wall: 4 - Vinyl		A HBth:	Rating:																
Sec Wall:		OthrFix:	Rating:																
Roof Struct: 1 - Gable		OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good																
Color: WHITE		A Kits:	Rating:																
View / Desir:		Frl:	Rating:																
GENERAL INFORMATION				WSFlue: 1	Rating: Average														
Grade: C - Average		CONDOS INFORMATION																	
Year Blt: 1930	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdct: G15	Fact: .	Floor:		REMODELING				RES BREAKDOWN											
Const Mod:		% Own:		Exterior:	No Unit	RMS	BRS	FL											
Lump Sum Adj:		Name:		Interior:	1	7	4												
INTERIOR INFORMATION				Additions:															
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Kitchen:															
Prim Int Wal 1 - Drywall	Functional:			Baths:															
Sec Int Wall:	Economic:			Plumbing:															
Partition: T - Typical	Special:			Electric:															
Prim Floors: 3 - Hardwood	Override:			Heating:															
Sec Floors:	Total:	18.6 %		General:															
Bsmnt Flr: 12 - Concrete	CALC SUMMARY				Totals	1	7	4											
Subfloor:	Basic \$ / SQ:	135.00	COMPARABLE SALES																
Bsmnt Gar:	Size Adj.:	1.33897638	Rate	Parcel ID	Typ	Date	Sale Price												
Electric: 3 - Typical	Const Adj.:	0.98990101																	
Insulation: 2 - Typical	Adj \$ / SQ:	178.936																	
Int vs Ext: S	Other Features:	104500																	
Heat Fuel: 2 - Gas	Grade Factor:	1.00																	
Heat Type: 3 - Forced H/W	NBHD Inf:	1.00000000																	
# Heat Sys: 1	NBHD Mod:																		
% Heated: 100	LUC Factor:	1.00																	
Solar HW: NO	Adj Total:	455963																	
% Com Wal	Depreciation:	84809																	
	Depreciated Total:	371154																	
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make: [] Model: []																			
SPEC FEATURES/YARD ITEMS				Juris. Factor:	1.00	Before Depr:	178.94												
				Special Features:	0	Val/Su Net:	137.74												
				Final Total:	371200	Val/Su SzAd	243.57												
				PARCEL ID 114.0-0012-0001.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items: []				Total Special Features: []				Total: []							